



OPPORTUNITY TO LEASE COMMERCIAL UNIT

July 2025

To let by way of Informal Tender
Commercial Unit, Town Hall, Westgate, Guisborough



- Available to occupy by way of a short, medium or longer term lease – to be agreed
- Ground floor commercial unit in a historic Grade II listed building
- Bids by way of informal tender to be submitted by 12 noon on **22nd August 2025**
- Bid proforma available upon request



this is Redcar and Cleveland

Redcar and Cleveland Borough Council work with external stakeholders whose knowledge and expertise can help reinvigorate and regenerate surplus Council properties and their surrounding areas. Income generated from the sale, lease or licence of these properties is reinvested to help secure and improve Council services for the future.

LOCATION

Set within the historic market town centre, the Town Hall is surrounded by a variety of independent retailers, cafés, national brands (such as Boots, Superdrug and Morrisons) and essential services, all within short walking distance. The well visited Guisborough Market takes place on a Thursday and Saturday every week along Westgate, attracting a variety of stallholders.

Prominently situated in the heart of Guisborough, the Town Hall has excellent connectivity to local amenities. The property benefits from nearby access to three key arterial routes: the A171 (Whitby to Middlesbrough), the A173 (linking to the A19) and the A174, providing easy access to regional and national travel routes.

Ample parking is located within a close proximity to the unit, including long and short stay car parks, providing convenient access to residents, visitors and clients alike. Regular public transport services are available nearby, including direct bus routes to Middlesbrough, Redcar and the wider Tees Valley area.

DESCRIPTION

The commercial unit forms part of the ground floor of the Town Hall which is of sandstone block and pitched roof construction. Externally, the unit fronts immediately onto Westgate with a service entrance to the rear in Bakehouse Square. Internally, the property benefits from an open plan commercial space, service area, storage and kitchen. The facility has been identified for commercial use; however, other uses could be considered, all subject to the planning permission as may be required.

ENERGY PERFORMANCE CERTIFICATE

The current Energy Performance Certificate (EPC) rating is D.

FLOOR AREAS

The unit is arranged over one level with the following approximate floor areas provided for guidance only. Interested parties may wish to verify areas upon inspection when considering their proposals for the space:

	Square Metres	Square Feet
Retail Space	31	333
Kitchen	6.5	69
Other	16.5	177
Total	54	579

TENURE

The property will be offered and occupied by way of a lease. The incoming tenant will be responsible for all repairs, maintenance, communication, insurance and utility costs including, but not limited to, electricity and water. The tenant would need to ensure that supplies to the property meet their requirements. All costs associated with any additional requirements for utilities will be met by the incoming tenant.

VAT

All charges (rent, service charges, fees etc) levied under any agreement are exclusive of VAT. RCBC reserve the right to recover VAT if appropriate.

BUSINESS RATES

The current Rateable Value is £3,800. Applicants should contact the Council's Business Rates department or the Valuation Office Agency to establish any exemptions for which they may qualify.



ANNUAL RENT

Rental offers are invited based on the successful bidder becoming liable on completion of a lease for all costs of occupation, utilities, repairs, insurance, business and water rates.

VIEWING

Viewing is by appointment only. Please contact Bryn Suggett or Brian Masterton.

INFORMAL TENDERS

All offers to be submitted on the bid proforma available, with any relevant supporting information around funding, status (e.g. charity, CIC, individual, company), history, plans & proposals for the site.

Bidders may be invited to attend an informal interview process where clarification of their bid would be sought.

LEGAL AND SURVEYING FEES

In addition to any professional fees incurred on their own behalf, the successful applicant will also be required to contribute towards the Council's reasonable legal and surveyor's fees.

In the event that the transaction is not completed, the successful bidder may be required to contribute towards any abortive costs incurred by the Council after the date of acceptance of your offer.

BASIS OF OFFER

Offers are invited to let the Commercial Unit, Town Hall, Westgate, Guisborough, on the basis set out in these Letting Particulars.

CONTACT DETAILS

Bryn Suggett

Trainee Surveyor
Strategic Assets
Seaford House
Kirkleatham Street
Redcar
TS10 1RT

Tel: 01642 444384

Email: bryn.suggett@redcar-cleveland.gov.uk

Brian Masterton

Estate Surveyor
Strategic Assets
Seaford House
Kirkleatham Street
Redcar
TS10 1RT

Tel: 07970 420568

Email: brian.masterton@redcar-cleveland.gov.uk

Please note that RCBC is not obliged to accept the highest or indeed any offer submitted.

CLOSING DATE

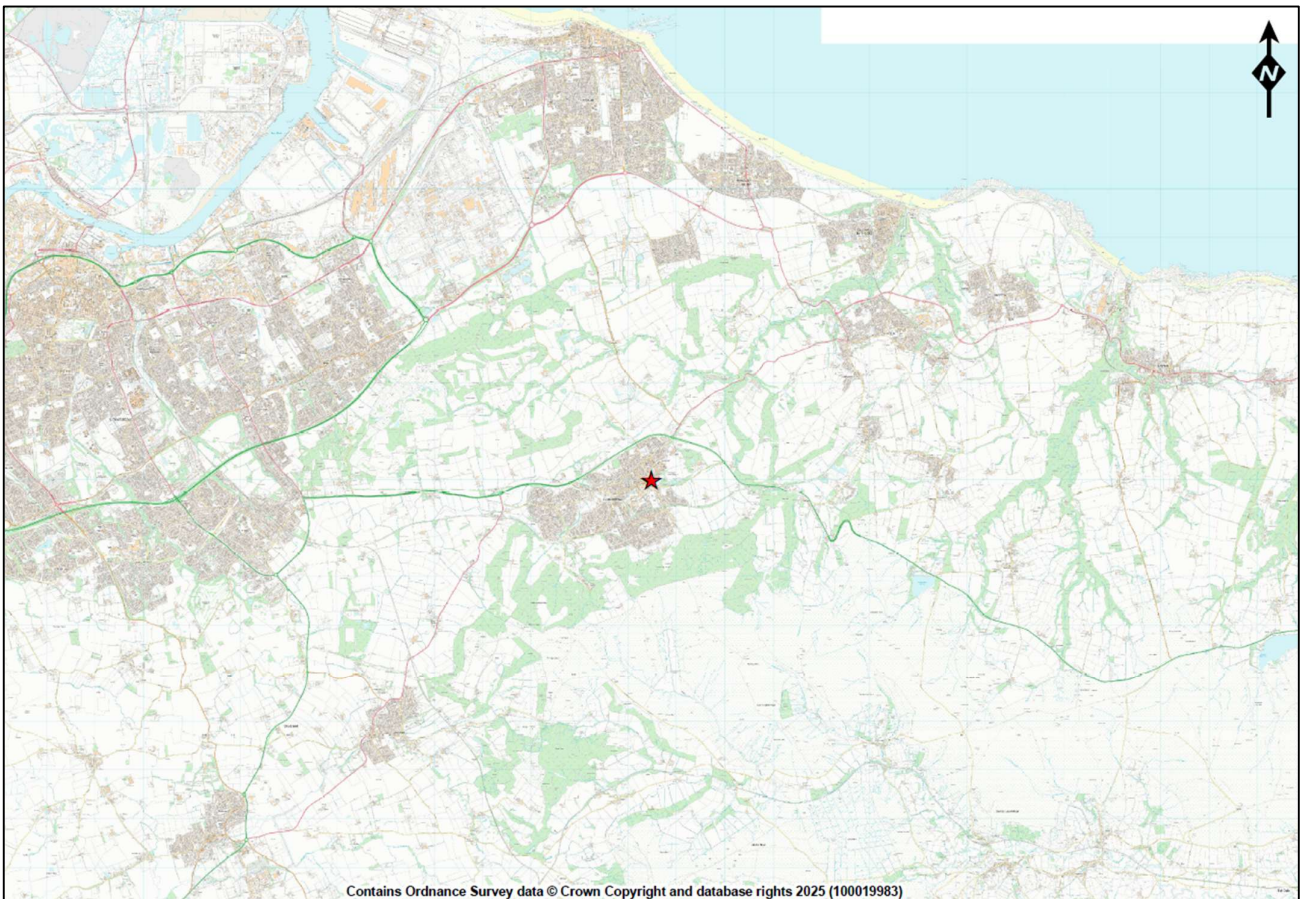
All offers to be submitted by **12 noon on the 22nd August 2025** to Legal and Democratic Services, Redcar Community Heart, Ridley Street, Redcar, TS10 1RT, in a sealed envelope clearly marked as:

"Confidential: Tender for Ground Floor Commercial Unit, Town Hall, Westgate, Guisborough"

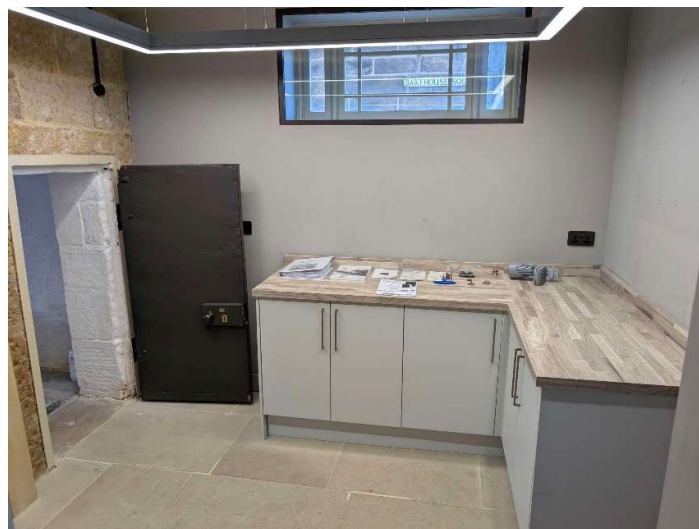
ACCEPTANCE OF OFFERS

Redcar and Cleveland Borough Council does not bind itself to accept the highest or any offer that may be received for the property. All offers are made without prejudice, subject to contract and Council approval.

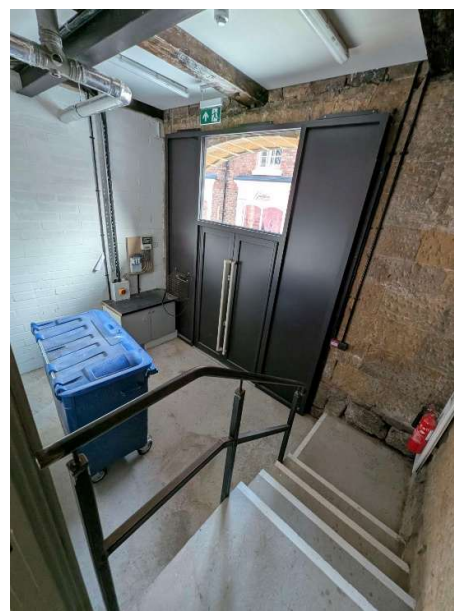




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1. Retail Space



2. Kitchen

3. Storage space

3. Service area and access

Redcar and Cleveland Borough Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Redcar and Cleveland Borough Council or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property (iv) all rentals and prices are quoted exclusive of VAT.

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